

105.0

0005

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

817,100 /

817,100

817,100 /

817,100

817,100 /

817,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
39		OLD MIDDLESEX PATH, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: CHICK WALTER F	
Owner 2:	
Owner 3:	

Street 1: 39 OLD MIDDLESEX PATH

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: KILCOYNE SUSAN -	
Owner 2: -	

Street 1: 39 OLD MIDDLESEX PATH

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**NARRATIVE DESCRIPTION**

This parcel contains 9,980 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1944 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

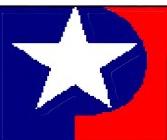
Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9980		Sq. Ft.	Site		0	70.	0.72	4									503,579						503,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9980.000	313,500		503,600	817,100		67741
							GIS Ref
							GIS Ref
							Insp Date
							09/11/18


**Patriot Properties Inc.**  
 USER DEFINED  
 Prior Id #1: 67741

PRINT	
Date	Time
12/10/20	22:55:45
LAST REV	
Date	Time
12/12/18	10:17:18
danam	
8352	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KILCOYNE SUSAN,	1441-68		8/30/2013		610,000	No	No		
KILCOYNE KEVIN/	1260-188		11/18/2002	Family		1	No	No	
WILLOE KEVIN J	1233-132		2/13/2001		399,900	No	No		
FILLEUL ROBERTA	1166-179		1/10/1997		237,000	No	No	Y	

**BUILDING PERMITS****ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/18/1999	196	Re-Roof	4,500					REROOF	12/12/2018	Info By Phon	DGM	D Mann
6/12/1998	348	Wood Dec	1,500					12X28 WDK	9/11/2018	MEAS&NOTICE	CC	Chris C
									6/9/2009	Measured	189	PATRIOT
									5/22/2001	MLS	MM	Mary M
									11/10/1999	Mailer Sent		
									10/26/1999	Measured	263	PATRIOT
									7/25/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	643-4538.				12	WDK (336)	8					
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:					28		8					
			%	1/2 Bath:	Rating:	A HBth:	Rating:												
				OthrFix:	Rating:														
Roof Struct: 1 - Gable	<b>OTHER FEATURES</b>			Kits: 1	Rating: Good	A Kits:	Rating:												
Roof Cover: 1 - Asphalt Shgl				Frtl: 1	Rating: Good	WSFlue:	Rating:												
Color: RED																			
View / Desir:																			
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>															
Grade: C+ - Average (+)				Location:															
Year Blt: 1950	Eff Yr Blt:				Total Units:														
Alt LUC:	Alt %:				Floor:														
Jurisdict:	Fact: .				% Own:														
Const Mod:				Name:															
Lump Sum Adj:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 1 - Drywall				Functional:	%	Interior:		1	7	3									
Sec Int Wall:				Economic:	%	Additions:													
Partition: T - Typical				Special:	%	Kitchen:													
Prim Floors: 3 - Hardwood				Override:	%	Baths:													
Sec Floors: 4 - Carpet	25 %				Total: 18.6 %	Plumbing:													
Bsmnt Flr: 12 - Concrete						Electric:													
Subfloor:						Heating:													
Bsmnt Gar:						General:													
Electric: 3 - Typical						Totals		1	7	3									
Insulation: 2 - Typical																			
Int vs Ext:																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100				% AC:															
Solar HW: NO	Central Vac: NO				Adj Total: 385163														
% Com Wall	% Sprinkled:				Depreciation: 71640		Juris. Factor:		Before Depr:	154.88									
					Deprecated Total: 313523		Special Features: 0		Val/Su Net:	103.81									
							Final Total: 313500		Val/Su SzAd:	207.34									
<b>MOBILE HOME</b>				Make:			Model:			Serial #:			Year:			Color:			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 105.0-0005-0011.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:								Total:						